

## Marketing Preview



**22 Green Chase, Eckington, Sheffield, S21 4GY**

**£260,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





GUIDE PRICE £260,000 - £270,000

A fantastic opportunity to purchase this three-bedroom detached home, offering potential to extend subject to the necessary permissions. Located on a quiet cul-de-sac, the property is close to local parks and just a short walk from scenic countryside trails. Features include a conservatory, utility and workshop space, and a modern, stylish kitchen/diner. The property also benefits from an enclosed rear garden and is conveniently close to local amenities, with excellent road links to Sheffield, Chesterfield, and the M1 motorway. An ideal family home!

## SUMMARY

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“Step into the welcoming hallway, complete with a storage cupboard, leading to the spacious lounge featuring a bay window and a fireplace. The property also boasts a large kitchen/diner with a substantial island, granite worktops, an integrated self-cleaning oven, an instant hot water tap, and ample wall and base units. Additional features include under-stairs storage, a utility room with space for appliances, and a workshop – an ideal space for working from home. A bright and airy conservatory provides access to the rear garden, creating a lovely flow of natural light throughout the home..

A spacious landing with a window, carpeted flooring and access to the two good sized double bedrooms, single bedroom and the bathroom which is complete with a bath, WC, sink and storage.

“At the front, the property features a paved driveway providing off-road parking for up to three cars and direct access to the utility room. To the rear, there is a private, low-maintenance garden, beautifully presented with an artificial lawn, plants, and shrubs.

## PROPERTY DETAILS

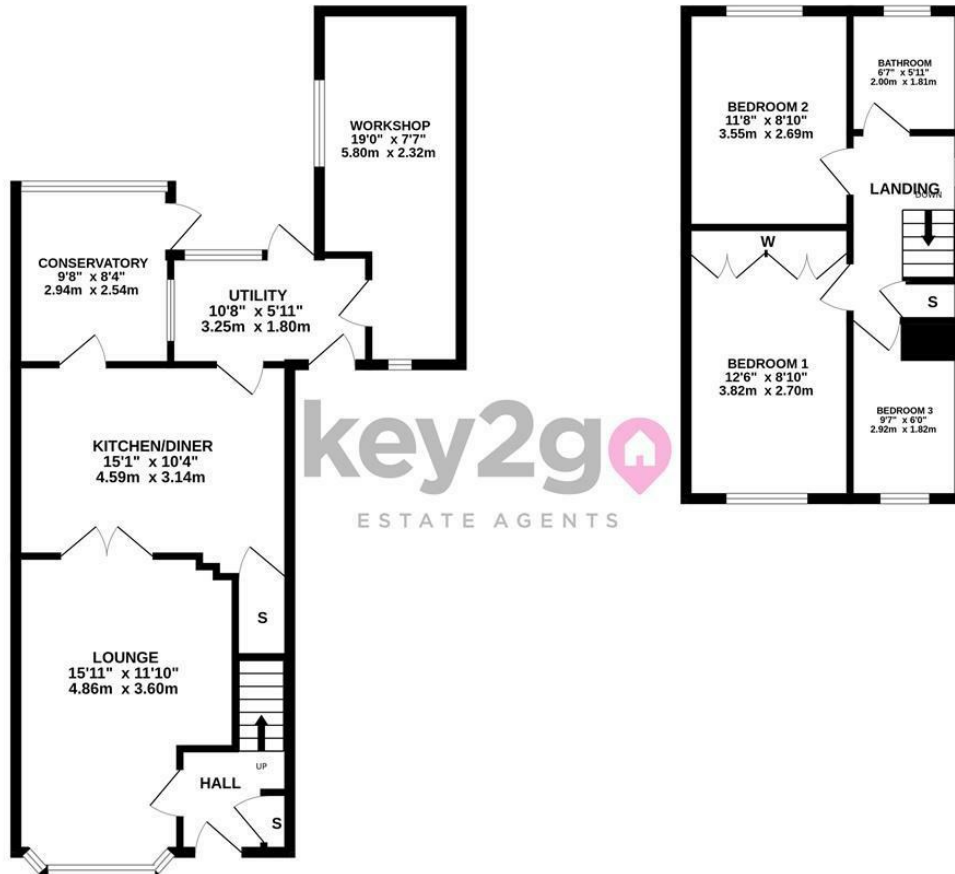
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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